



Los Angeles County Building Plan Self-Certification Pilot Program Guide

Program Overview

Under Los Angeles County's Building Plan Self-Certification Pilot Program (Program), California licensed architects and engineers (Professionals) can self-certify that their building plans comply with the Los Angeles County Building and Residential Codes (Code), eliminating the need for a full building plan check review. Approval from other County Departments such as Regional Planning, Public Health, and Fire will continue to be required.

Steps to Self-Certify:

1. Requirements for Self-Certified Professionals

- Must be registered in the State of California and be in good standing for a minimum of five (5) years.
- Must have been responsible for ensuring Los Angeles County Building Code compliance for a minimum of three (3) years.
- Must possess professional liability errors and omissions insurance, issued by an insurer authorized to perform business in California, with limits not less than \$500,000 per claim and \$1,000,000 in aggregate for all claims during the policy period.
- Must complete and submit the [Self-Certification Registration Application](#) to Los Angeles County Public Works.
- The names of Professionals who have been approved to participate in the Building Plan Self-Certification Pilot Program will be posted on the [Los Angeles County Recovery](#) website.

2. Check Project Eligibility

- The project must be the replacement of a single-family home, garage, accessory dwelling unit, or appurtenant residential structures lost or damaged by the Palisades or Eaton Fires and be located in unincorporated County under Public Works' jurisdiction.
- The projects cannot be located within a Geologically Sensitive Area such as hillsides and areas subject to liquefaction or land movement.
- Projects must use Los Angeles County approved design, materials and methods.



Eligible Projects	Projects Not Eligible
<ul style="list-style-type: none"> • Reconstruction projects for residential structures that were destroyed in the Palisades or Eaton Fires within unincorporated LA County jurisdiction. • The building is limited to 3 stories (within the scope of the California Residential Code) including associated structures such as Accessory Dwelling Units, accessory living quarters, patio covers, recreation rooms and private garages. • Temporary shoring and retaining walls associated with reconstruction projects. • Deferred submittal for roof trusses associated with reconstruction projects. <p>Requires a CA registered Civil Engineer or Architect to self-certify.</p>	<ul style="list-style-type: none"> • The project and site shall not be located in whole or in part within a Geologically Sensitive Area. • Multi-family residential projects (defined as three or more attached units). • Non-residential projects. • Site Grading. • Projects utilizing an alternate design, material, or method. • Reuse of existing foundation systems, unless the Reuse of Existing Foundation Systems in a Fire Damaged Structure form is submitted for review and approved by the County. • Sites located in Special Flood Hazard Areas. • Non LA County approved designs, materials and methods. • 3D printed materials.

3. Prepare and Submit Documents

- Apply for a permit online through [EPIC-LA](#) or in-person and pay self-certification fees.
- The self-certified professional of record must be included as a contact for the project on EPIC-LA.
- When applying for the permit on EPIC-LA, the work description must include the language “SELF-CERTIFIED Fire Rebuild...”
- Professionals and Owner must sign and submit a [Self-Certification Acknowledgement Form](#) for each plan submittal.
- Submit complete, signed plans including architectural, structural, energy documents, and structural calculations.

4. Approval & Permit Issuance

- Once submission is complete, and all agency clearances are obtained, the permit is issued without technical review.
- Random audits (20% minimum) will be conducted to ensure Code compliance. If errors are identified, the licensed professional must correct the plans and resubmit for review.

5. Items requiring Mitigation prior to verification of Project Eligibility



- Projects within seismic fault zones require clearance from Geotechnical & Materials Engineering Division (GMED) to be eligible for the Program.
- Reuse of existing foundation systems requires the [Reuse of Existing Foundation Systems in a Fire Damaged Structure](#) form to be submitted for review and approved by the County to be eligible for the Program
- Drainage and Low Impact Development (LID) requirements for non-like-for-like rebuilds of homes built prior to 2009

6. Inspection Process

- Construction inspections will occur to verify construction complies with the approved plans and the Code. Inspections will be requested through [EPIC-LA](#).

Responsibilities & Risks

Effective as 3/23/2026, LA County requires one self-certified professional to be responsible for all the plans.

- One LA County approved self-certified professional shall take responsibility and liability for the accuracy of the plans and are responsible for errors and omissions and any associated schedule delays and cost overruns.
- One LA County approved self-certified professionals agree to be removed from the Program at the discretion of the Building Official, if their plans contain material errors related to Code compliance.
- Professionals who are removed from the Program may be reported to the relevant licensing board (e.g., California Architects Board, Board for Professional Engineers).

Best Practices

- Stay updated on current Codes and regulations.
- Consider a peer review or use of AI-based programs to check for Code compliance before submitting.
- Communicate early with inspectors to avoid issues.
- Verify your plans follow the [Minimum Plan Submittal Requirements](#) and the [Rebuild Plan Check Correction List](#).

Available Resources

- Los Angeles County Building Codes available on the Public Works website (<https://pw.lacounty.gov/building-and-safety/general>) or via the California Building Standards Commission
- Los Angeles County Permitting Website (<https://permits.lacounty.gov>)
- Apply for permits online at [EPIC-LA](#)